134 HOUSES WANTED TO RENT

VICTORIA BUSINESS EXECUTIVE wishes to rent fully furnished 2-bedroom home, for a period of 1-3 years. No pets. No children. Excellent care guaranteed in return for reasonable rent. References if required. Victoria Press, Box 1660.

PART - FURNISHED, MODERN house, oil heat, south or southeast of city, required from March 15 for at least 1 year tenancy, couple, no children, care of property assured, maximum $75. Please phone EV 2-1585.

WANTED TO RENT WITH 5-YR lease and option to buy. House with basement, 2 bedrooms. Close to Gorge and Tillicum Rd. No children and best of references. Victoria Press, Box 1670.

3 OR 4-BEDROOM UNFURNISHED house, Oak Bay or border. Will take a 2-year lease or longer. Careful tenants. Victoria Press, Box 1678.

TWO-BEDROOM HOUSE, COUPLE and one child. Oaklands district. By Feb. 1. Please phone GR 9-5134.

LANDLORDS, WE SEND YOU TENants free. Rentals Unltd. EV 2-3544.

137 HALLS, STORES and OFFICES to RENT

JAMES BAY: STORE AND LIVING quarters, (1 bedroom), $45 per month. Heisterman and Co., 1121 Blanshard St., EV 3-4161.

INEXPENSIVE OFFICES ABOVE Spencer's Stores, Government St. Heisterman & Co., 1121 Blanshard Street. EV 3-4161.

MODERN OFFICES
Stobart Building, 745 Yates. Elevator and janitor service. EV 4-5541.

SMALL ROOM, SUITABLE FOR office. Rent $16. 820 Balmoral.

MODERN HEATED STORE, IN town. Apply 851 Pandora.

OFFICE AT 734 FORT. LIGHT, heat supplied. $60. EV 3-5529.

HALL TO RENT—BANQUETS, RECeptions, dances, etc. EV 2-6269.

138 MISCELLANEOUS TO RENT

FOR RENT, STORE WITH LIVING quarters, splendid location for barber shop, TV repair shop or drygoods. Very reasonable rent. If taken by some interested party you can have a first class TV, new gas stove and some furniture very reasonably. Apply 501½ Niagara St., or phone EV 2-6537.

141 MORTGAGE LOANS

MONEY TO LOAN
We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

ARE YOU RECEIVING MONTHLY payments on the balance owing to you from the sale of your property? Here is your chance to get immediate cash for your equity. Contact
ERIC CHAKMAN
Manager, Mortgage Dept.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates Street, Victoria
EV 5-6741 24-Hour Phone Service

ARE YOU GETTING PAYMENTS on a mortgage or agreement of sale? Why not trade your equity on a brand new, close-in, de luxe 3-bedroom NHA bungalow? Move now and be warm. Call Wess Dickie, EV 2-4312; eves. EV 3-3640. Dickie & Co. Realty, 833 Fort.

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans—quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street Phone EV 5-3435

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR, LTD., 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd. 629 Fort Street. EV 4-9335.

$1,950 AGREEMENT FOR SALE, paying out in 7 years interest, 6%, for $1,300. Hicks Realty Ltd. Phone EV 2-5104, days only.

FUNDS AVAILABLE FOR PURchase of 2nd mortgages. Jones & Scott Agencies Ltd., phone EV 3-3723.

WOULD LIKE TO RAISE FIRST mortgage on well-kept country home. EV 3-6228.

142 WANTED TO BORROW

ATTENTION, INVESTORS! — 15% per annum, terms 6 months, fully secured in mortgages. GR 7-3551 between 9 a.m. and 4.30 p.m.

145 BUSINESS OPPORTUNITIES

DUPLEX CLOSE IN

Four rooms down: completely modernized large living room, dinette, cabinet kitchen and 2 bedrooms upstairs; owner Four rooms and bath up rented for $75 per month. Rewiring being done now. Two gas ranges included. Full basement, coal stoker furnace. Separate garage. Supplement your income $4,000 down asked.
A bargain at ... $10,800
Contact Mr. Ludlow, EV 2-7276; Res EV 3-5101. Town & Country Homes Ltd., 1923 Quadra Street.

NEW, NEW, NEW LARGE, LARGE DUPLEX

Repetition is necessary to describe this sparkling new revenue beauty. Each side has the advantage of a large living room PLUS a family-sized dining room. Two large bedrooms. Really modern "cupboard spaced" kitchens. Polished oak floors throughout. A super-de luxe property that at $7,000 cash will handle and the balance at only 6%. The New Year's best opportunity. Call immediately to see this "buy". Bill Kennedy at Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 4-6026.

4 SUITES $1200 DOWN

Mr. Handyman, this is a bargain investment. Needs painting and redecorating. Rents are $45 each. Has full basement, HA furnace, separate garage. Sound construction, duroid roof. Taxes about $160. All this for ... $9000
Mr. Davis, Eves. EV 4-8614
GEORGE RANDALL LIMITED
Phone EV 4-8109

APARTMENT BLOCK 5 Yrs. Old

7 suites, all in good condition. N.H.A. mortgage may be assumed, interest rate 5¼%. No vacancies.
FULL PRICE ... $59,000
Contact Harold Ware, EV 2-7276; Res. EV 2-1461, or Harry Forrest, EV 2-7276; Res. EV 2-0274
TOWN & COUNTRY HOMES LTD.
1923 Quadra

FOR SALE OR FINANCIAL INterest can be acquired in nationally-known Victoria resort, the right party to assume management with salary. For full particulars see R. Cox of Swinerton's, 620 Broughton Street, Victoria, B.C.

3-SUITE HOUSEKEEPING UNIT in Fernwood area. Offers invited to full price of $8,250. Call Mrs. V. Roberts, EV 5-6741 or EV 2-1988 Northwestern Securities of Victoria Ltd.

WANTED
Good, small, paying business. What have you? Victoria Press, Box 765.

145 BUSINESS OPPORTUNITIES

RANDALLS LIMITED

DUPLEX
$14,700
Plus a small cottage. An excellent carefree investment. Gross rents $160 per month. The duplex is nearly new and in good condition. The terms are very easy, $2,500 cash, and the balance monthly. Seven years this property will pay for itself.

NEW APARTMENT
Seven suites as new and modern as you would expect to see in California. Separate entrances, electric kitchen units, hardwood floors, no halls to clean. Total price $55,000. Clear title. The owner will consider a saleable bungalow as part payment.

ATTENTION PROFESSIONAL MEN
Two offices and two self-contained suites. Oil-O-Matic hot-water heating and extra lot for parking space in growing area. All living quarters approved. This entire block built 7 years, first class condition. One-third cash at cheap price $16,500.

Mr. Randall, eves. EV 2-5447, or Mr. Davis, eves EV 4-8614.

GEORGE RANDALL LIMITED
1309 Douglas Street EV 4-8109

10-SUITE OAK BAY APARTMENT

Beautiful location. Owner leaving city and anxious to sell. Full price ... $52,500
(Clear title or terms). Further information from Robert Mitchell, res. EV 3-4473, or Len Wright, GR 7-1659.

CITY, THREE SUITES Self-Contained

Entirely self-operated and containing two 3-room suites and one 4-room. All have own bathrooms. Three ranges included in price. Net cper year $1,824. Owner will accept as low as $5,000 down. Full price only ... $12,950
Call Len Wright, GR 7-1659, or Robert Mitchell, EV 2-2101.
HARRY FOSTER LTD., EV 2-2101

Ker & Stephenson Ltd.

CITY REVENUE 25%
$6,500 WILL HANDLE
For further information please contact
J. H. Ford EV 5-3411 A. L. Wagner

Consultation and advice freely given on Apartments, Hotels, Motels and all types of Commercial Properties.

KER & STEPHENSON LIMITED
909 Government Street

SUBURBAN HARDWARE

Exclusive district, virtually no competition constantly expanding trade (up approx. 20% over 1957). Fully modern store with up-to-date fixtures and lighting. Good clean stock. Owner selling for personal reasons. Price ... $9200
plus stock approx. $16,000.

OR

Entire setup—building, stock and trade complete, includes de luxe 5-room owner's suite.
Price on building ... $26,200
Exclusive listing.
S. W. Anderson, EV 4-9305, res. EV 2-8917
Financial Survey Ltd.

SUITES STORES

$3,000 DOWN
HILLSIDE - QUADRA AREA, $12,600 full price, 2 stores rented, 7 rms rented and 4 rms for owner. Total revenue $140. rms for owner. Total revenue $140. GORGE AREA, $15,000 full price with $3,000. 1 store and 3 rooms ground floor and 4 rooms up. Vacant possession to new buyer. ESQUIMALT AREA, $21,000, large store and 3 suites rented. Total revenue $330. L. Yeo, EV 2-7276; res. EV 5-5998 or EV 3-7137.

COFFEE SHOP Living Quarters

Cafe, fully equipped, ready to operate. Ideally situated for steady continuous business. Owner's suite consists of 4 good-sized rooms and bath. Monthly rent for both at only $85. Books of business open for your inspection. Ideally laid out for couple operation. Price only $3,500. Call Cliff Atkins, EV 5-9765, EV 4-1282. Fairfield Realty.

KNOCK, KNOCK WHO'S THERE? OPPORTUNITY

Yes, here is an opportunity for a semi-retired business man with sales ability to step into a ready-made local business showing a very high yield on investment. Hard work optional: Expansion indubitable. Approximately $25,000 investment needed to take over the entire assets and stock. All replies confidential. No information over phone. See Mr. Agar, JOHN BLAIR LTD., 620 VIEW ST., EV 5-3742, for appointment.

EXCLUSIVE

Suburban grocery and confectionery. One of the best businesses in or around, Victoria. Easily operated. Good hours. No opposition. Modern building with de luxe 2-bedroom, O-O-M heated living quarters. Equipment first class. Turnover $74,000 per year and steadily increasing. Good parking on extra lot. 30% cash business. Full price for building and fixtures, $32,500, plus stock at invoice, with terms. More particulars at our office. Stan Hyland, EV 4-9305; res. EV 3-3520.
FINANCIAL SURVEY LTD.

$1,000 DOWN
Two-operator, well-established business offered here for experienced operator for a quick sale. Full price $2,800 with above terms. L. Yeo, EV 2-7276; Res., EV 5-5998 or EV 3-7137. Town and Country Homes, 1923 Quadra Street.

EAST INDIAN BUSINESSMAN partner wanted for modern 16-suite apartment investment; high guaranteed return; control available. No agents. Victoria Press, Box 761.

RETAIL BAKERY FOR SALE. Good investment for baker owner. $1,000 down. Full price $8,000. Victoria Press, Box 1668.

THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

Modern Stucco Block

3 stores all rented, corner lot, city, plus adjoining corner lot (vacant) up and coming location. Price ... $13,650
Mr. Betts, EV 4-9318, EV 3-2998. Exclusive.

Fort Street

Lot with modern cement brick building easily converted to office or store use. Fronting two streets. Price ... $14,750
Mr. Betts, EV 4-9318, EV 3-2998. Exclusive.

C. N. Montague Co.

MONEY-MAKING PROPOSITION NET RETURNS $8700

You don't have to go to the mint to make money. Here is a block of 12 suites set in the choice Rockland area which is a really de luxe property that has always enjoyed a constant waiting list. An opportunity here for a safe 12% on your investment. Good mortgage available. $30,000 to $40,000 will handle. Call BILL KENNEDY, EV 5-6741. Northwestern Securities of Victoria Ltd.

SUPPLEMENT YOUR PRESENT INCOME

Corner confectionery with small coffee bar easily operated by one operator. Financial statement showing $200 per month net. Full price $2,000 plus stock approx $700 $1,200 down acceptable to responsible purchaser. L. Yeo, EV 2-7276; Res EV 5-5998 or EV 3-7137.

Town & Country Homes Ltd., 1923 Quadra.

'Duplex and Vacant Lot'

Strategically located, vacant corner lot and adjacent lot with well-maintained duplex. AN OUTSTANDING SPECULATIVE VALUE duplex. Produces income of $140 per month net. See this home and investment now. Call ETHEL HARVEY, EV 5-6741 or EV 5-4368 for the details. Take a step toward independence now. Call EV 5-6741. Northwestern Securities of Victoria Ltd.

APARTMENT BLOCK 7 SUITES

$21,000 With Terms
CHOICE FAIRFIELD LOCATION
Oil-O-Matic hot water heat. This is an excellent investment and can be handled with $7,000 cash. Mr. Hill, Res., EV 3-7585, Brown Bros. Agencies Ltd., 1125 Blanshard St., EV 5-8771.

"FORCED SALE"

Owner's full time is required in other occupation which forces him to sell this dance club, showing an exceptionally good return. Accommodates 300 people in most spotless and well-equipped premises. Easy to operate as a part-time occupation. For details phone C. L. (BUZZ) FRASER at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

"CORNER GROCERY"

Well-located grocery store situated on one of the main arteries leading from the city. Showing a gross turnover of $150,000 a year with possibilities of increasing Property included. For further information call MRS. V. ROBERTS at EV 5-6741 or EV 2-1988 Northwestern Securities of Victoria Ltd.

WANTED Auto Paint Shop

or property suitable for this business. Immediate action. Please call SUZANNE HOBSON, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828.

$6600 NET

Owner's figures on this 11 self-contained suite apartment block, located in an excellent district.
$55,000
Please ask for Henry Hope
EV 3-7041 Eves EV 7-2734
JOHN GREENWOOD
1241 Broad Street

400-FT. LAKE FRONTAGE
22 acres, house, barn and outbuilding. Ideal for development as auto or trailer court, marina, etc. Full particulars upon request. Price $27,000.

COMMERCIAL REVENUE
Oak Bay Ave.—One large 2-bedroom suite and 2 smaller suites, plus ground floor area. Suitable for many business and commercial purposes. Showroom. Extra plumbing, oil hot water heat. 5 years old. Sell or trade. Asking $31,500.

STEWART CLARKE & CO.
EV 5-2481
Eves., Mr. Custance, EV 3-7930

2 EXCLUSIVE BUSINESSES. No. 1, downtown newsstand and novelties. Excellent location. Pleasant surroundings. $2,500 plus stock. No. 2. Best coffee shop-restaurant in Victoria for experienced operator. For further particulars make appointment to see Mr. Jones of Jones and Scott, 332 Yarrow Bldg. EV 3-3723 or Res. EV 3-3202.

DUPLEX—17-YEAR-OLD HOME IN choice rental area. Eight full rooms for owner plus 3-room suite rented at $75 per month. Could show $200 per month. Easy terms. Try your down payment. R. Harris, EV 4-3672. J. H. Whittome & Co. Limited, Ph. EV 2-4255.

EXCEPTIONAL
8-suite conversion, 750 Pemberton Rd. Government house area. De luxe apartments with 1 and 2-bedrooms, also private residence for owner. Modern with colonial settings. Beautiful gardens and lawn. Half cash or trade. $58,800. Owner EV 2-0223.

BUILDING AND PROPERTY FOR sale on Quadra Street, presently equipped as restaurant, but would be ideal for office or medical building, etc. Gas furnace. Full price $15,000, with terms. For further information phone GR 8-2932.

11-SUITE APARTMENT, OAK Bay, only 2 yrs old. Rev. $11,800. Price $90,000. Roy Gill, EV 4-9305; EV 4-3310. Financial Survey Ltd.

145 BUSINESS OPPORTUNITIES

UNHEARD OF OPPORTUNITY

LICENSED HOTEL — NETTING $14,000 PER YEAR—WHICH CAN BE EASILY INCREASED—IN EXCELLENT LOCATION. AGE OF VENDOR IS THE ONLY REASON FOR SELLING. THIS IS AN OPPORTUNITY WITH TREMENDOUS POTENTIAL FOR SOMEONE WILLING TO TAKE ADVANTAGE OF IT. OWNER WILL ACTUALLY CONSIDER AS LOW AS $12,000 DOWN. No phone information. For an appointment, please call B. CARTWRIGHT at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

4-SUITE APARTMENT

This apartment is a real money-maker. The building is modern with a flat roof and stucco exterior. 3 suites fully furnished, rented to transient guests during summer and steady rentals during winter. Income approximately $2,500 per year plus a 2-bedrm. suite for owner. Full price of this exceptional ... $15,900
buy is only
with terms. Please call T. Mullen, GR 7-3642, or office, EV 5-8704.

Frank A Martin Agencies Ltd.
1114 Blanshard Street.

WANTED

4, 5 OR 6-SUITE APARTMENT. Two bedrooms for owner essential. Good district. Client has $30,000 cash to handle. Please call Robert Mitchell, Res., EV 3-4473 or Len Wright, GR 7-1659. Harry Foster Ltd., EV 2-2101.

147 EXCHANGE REAL ESTATE

TRADE

YOUR 3-BEDROOM HOME. Bsmt. oil heat. Equity at least $10,000 on ONE-YEAR-OLD SIDE-BY-SIDE FAIRFIELD DUPLEX.

OR

YOUR OLDER 2-4 BEDROOM HOME on 4-SUITE CONVERSION in city. Equity required approx. $8,000.

L. H. Rands, EV 3-4117; res. EV 2-8980.

Leach & Sparks, Agents.

'Bungalow for a Duplex'

Exchange your duplex for this clear title. Smart new bungalow and some cash. The bungalow has 2 bedrooms and oil heat. Full basement. Phone MRS. RACHEL RUSSELL and give her the details of your duplex. Phone EV 5-6741 or EV 5-4140. Northwestern Securities of Victoria Ltd.

"TRADE"

A three-room cottage in Sidney, CT, for a similar property on Gulf Islands or country property. Price not more than $3,000. VERA PIPES, EV 5-6741 anytime. 24-hr service. Northwestern Securities of Victoria Ltd.

Could Be Subdivided

1.6 acres with 5-roomed cottage. 1137 Nicholson Street. Price $9,950. TRADE FOR 4-BEDROOM HOME WITH BASEMENT.
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

EXCHANGE OR SELL—MODERNized, older, 6-room home, James Bay; new oil furnace, automatic hot water, new cabinet kitchen; 220 wiring. Duroid roof; full basement; large, fenced lot; $9,800. EV 5-3056.

FOR EXCHANGES
Of all kinds, property, mortgages, etc., phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd., for property trades of all kinds. 75 Victoria Crescent, Nanaimo. Phone 2250.

2-YEAR-OLD 3-BEDROOM BUNgalow, basement, oil furnace, for smaller older house. EV 2-3286.

149 LISTINGS WANTED

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 31-member firms their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2223

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. Ron De Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

$1000

Down. Move in at once. See this fine cottage bungalow today, either for your home or rental investment. Auto-matic heat. Taxes $83, but to owner at $50 per mo. Ivan Patrick, EV 5-6741. Res. EV 3-9043. Northwestern Securities Ltd.

MOSS ST. — FAMILY HOME, 3 BRs, oil heat, full basement, DI garage. In perfect condition. A few yards from stores and transportation. Clear title. You can't go wrong here at $11,500. Call Guy Meuffels, EV 2-4255 anytime. J. H. Whittome & Co. Limited, EV 2-4255.

FAMILY HOME
Large 4-bedroom home, excellent for large family or revenue home. Large garden, fruit trees. Close to bus and school. Also valuable commercial property. Lake Hill district. Phone EV 5-2907, after 4.30 p.m.

RICHMOND—JUBILEE
4½-year-old stucco, 4 rooms, hardwood floors, spacious bright kitchen, full high, dry basement. Lined extra room. Timken oil heat. Good lot, all ready to plant. Low down payment. Price $11,750. Mr. Betts, EV 4-9318, EV 3-2998. Exclusive. C. N. Montague Co.

FOR SALE, 5-ROOM HOUSE AT 311 Vincent Ave., to be moved from present property. What offers? EV 2-2068.

150 HOUSES FOR SALE

WHITTOME'S
Established 1898

HIGH QUADRA OIL HEAT

Try your down payment on this 3-bedrm, full basement, oil-heated house, which has been completely redecorated throughout. Large, secluded, fenced lot. Kitchen range goes. Stucco and Duroid roof. Move right in, not a cent need be spent. Close to all conveniences. Large, separate garage.
Clear title. Full price ... $8500
Buy under an Agreement for Sale. Guy Meuffels EV 2-4255 anytime.

MT. TOLMIE

NHA-built 3-bedroom home. Large combination living and dining rm. Full basement. Oil - O - Matic, stucco, Duroid roof, fenced. Price ... $13,950
Good terms. Please call Mrs. Ruth Squires, EV 2-4255 anytime; res. EV 2-2269.

VALUE PLUS

A fast-improving location. Smartly designed and constructed bungalow. Spacious living rm., Roman brick FP offset by wall of mahogany. Bright spacious kitchen and dining area on south front, utility room. Two bedrooms at back away from any traffic noises. Attached garage. Oil-O-Matic heat piped to all rooms. Brand new but grounds will be cleared and left ready for lawn. Terms arranged.
Price ... $10,500
Vivienne Appleyard, EV 2-4255 day or night.

DUPLEXES SxS

Two to be built, choice of either in good residential area. Very smart, 2-bedroom, full basement plans and NHA loans available. About $3,500 down.
Full price ... $21,550
Mr. Drew, EV 2-4255 anaytime.
Res. EV 3-4980 for further details.

GONE

Are the days when you could find a home so SPOTLESS, so CONVENIENT, so NEAT and CLEAN, and such a fair price. 3 nice bedrooms, bright kitchen with dining area, real homey living room, Pembroke bathroom. All OAK floors. An insulated, warm home with full basement and Oil-O-Matic heat. Well-landscaped lot on dead-end street. It's quiet and peaceful like the price. On terms for ... $13,750
only
Phone NOW. R. Harris, EV 4-3672 or EV 2-4255 anytime.
J. H. WHITTOME & CO. LTD
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau.

STEWART CLARK & CO.

608 Broughton St. Phone EV 5-2481

LAKE HILL DRIVE BY 1155 UNION

Give me a call and I will arrange for you to see this really nice house, offering LR with FP, lovely kit with sep dining area, 2 good BRms, 4-pce bath. Finished BR in high cement basement. Oil heat, sep garage, some fruit in fenced garden. Owner leaving Victoria only reason for sale.
Price, with terms ... $13,000
EV 5-2481
MR. LUKEY eves. GR 7-2040

4 ROOMS, 2½ ACRES 3-MILE CIRCLE

This is a neat, bright, older-type bungalow. Has a glassed-in porch, ent hall, LR, large elec kit and nook, 2 good BRs. Full basmt with dr-in garage. Piped HA furnace. Excellent soil. Could be subdivided. Easy terms to reliable purchaser.
Asking price ... $11,000
EV 5-2481
Mr. Crickmay, Eves EV 5-3170

HAYNES

EXCLUSIVE
BLENKINSOP RD. — Very attractive white stucco home of two twin-size bedrooms, den, large living room, dining room, spacious kitchen, breezeway and attached garage. Half-acre lot. Full insulation, automatic oil heat. Basement with storage space. Quiet location about 1½ blocks to bus. Built eight years ago to present owner's specifications. All windows equipped with Venetian blinds. Kitchen wired for automatic washer in addition to electric range. Outside dining patio for summer use, equipped with awning. Look over this nice home. You will not be disappointed! Price ... $16,500
Please ask for W. Jones, EV 3-8303 Evenings

ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

Montreal Trust Company

1111 Government Street

$1500 DOWN
An unusual opportunity for a young couple, new residents, or retiring folks to purchase a fully furnished two-bedroom home. EVERYTHING you can ask for is in this home excepting TV set. Full price with terms as stated, $15,500.00. Take advantage of this wonderful opportunity and don't fail to see this home. Call A. A. Chauvin, EV 2-5135.

FOR CASH URGENT

I have a client who is interested in purchasing an older type 2 or 3-bedroom home in or out of the city. Up to $7,000. Hurry—please call HOMER M. SMITH at EV 5-6741 or GR 7-1951. Northwestern Securities of Victoria Ltd

LOOK SIX BEDROOMS

Revenue possibilities. Excellent for large family. Off Oak Bay Ave. Full basmt, near schools, bus line, shops. $7,900. IVAN PATRICK, EV 5-6741; res., EV 3-9043. Northwestern Securities of Victoria Ltd.

WALK DOWNTOWN FROM THIS nearly new 4-room bungalow. Only $9,200 with automatic heat. EV 4-9827 anytime. S. Hargrave Realtor.

150 HOUSES FOR SALE

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 3-7181

$1500 DOWN $1500 OIL HEATING
Stucco finished, this smart bung. has large living rm., cab. kit. with large din. area, and utility rm. There are 2 bedrms (one twin). Part bsmt. Carport. Easy taxes. Yours with $1,500 down at ... $8250
Mr. Crow, EV 3-7181, EV 2-0775.

CASH DEAL
Well kept and spotlessly clean, this older type home with 3 bedrms., oil range incl., part bsmt., with good furnace, wired for range. Reduced $1,000 for cash sale. Price ... $5900

VERY LOW DOWN PAYMENT
Burnside-city area, 6 rms., modernized kit., good furnace. PRICE ... $7250
Mr. Holland on both the above, EV 3-7181, EV 4-7859.

DE LUXE RANCHER 3 BEDRMS PLUS
This beautiful home situated on landscaped lot. Surrounded by good homes, comprises wide ent. and thru hall, LR 24'x14', FP, dining rm L-shape 12'x12', oak floors, elec. cab. kit. (nook)—up 3 steps to 4-pce. bath and vanity, 2 extra large bedrms. and one smaller. Bsmt. with utility rm., plumbed 2-pce. toilet and 2 good rms. (would make suite for in-laws) with sep ent. Dr-in garage. Oil heat. All in beautiful condition inside and out. 4½% mortgage. If you are looking see this! Terms.
Price ... $19,500
Mr. Cox, EV 3-7181, EV 3-3814.

VIEW ROYAL UNDER CONSTRUCTION
Nearly completed, 3 bedrms, living rm., fireplace, bull basement, cab. elec. kitchen. Pembroke bath. Pick your own colors for the interior and bathroom fixtures. Full price ... $13,500
Mr. Wright, EV 3-7181, EV 2-9409.

VICTORIA REALTY LTD.
1115 Douglas Street

EAST COAST?

Here's a bargain if there ever was one! A new 3-bedroom home, full basement, by one of our better contractors. Ready for occupancy now. College close by and high and grade schools also. Only $3,000 down; balance at $97, which includes the taxes. Phone me now.
J. A. Dunick, EV 2-9145 or eves. GR 9-3395.

3 BDRM - NHA $2000 DN

This new 3-bedroom home is located in choice growing area. Close to buses, schools and shopping, and features large LR with fireplace, family-sized dining room, beautiful large cabinet kitchen with nook area. All bedrooms are large, 4-pce. bathroom, full cement basement. Oil heat, drive-in garage. Don't miss the opportunity of seeing this home. Phone Vic Wilson, EV 2-9145, or eves. GR 7-1178.

ESQUIMALT SOUTHERN EXPOSURE

Brand new 3-bedroom home in choicest locations amid beautiful homes and gardens. Large living room, fireplace, low windows, present panoramic view of sea and mountains. Gracious dining room with sun deck, sheltered and facing the sea; most appealing kitchen with exhaust fan and cupboards, cupboards and more cupboards. 4-pce bath; extra large bedrooms, rumpus room in basement, extra washroom; oil heat; drive-in garage and patio in rear of house. Possession is immediate and terms are generous. Full price ... $18,000
Vic Wilson, EV 2-9145 or eves., GR 7-1178

ESQUIMALT TRY $2000 DOWN

Attractive 5-year-old siding bungalow. Very nice floor plan, 2 bedrooms, one extra large. Bright kitchen with ample eating area, wired for range. Elec. hot water. Full basement. Drive-in garage. Hot-air piped furnace. See this home now. ... $9750
Full price
Call Orv. Twamley, EV 5-8701 anytime.

CONTRACT

Here is your opportunity to have a new home in a new district. Large LR, DR, cab. kit., 3-bed, 1½ bath plus wired utility room. Full basement and carport. $1,000 down will handle.
For further details call Mrs. E. M. Lachlan, EV 5-8701 or EV 2-4044.
Morey & Johnstone, 3244 Douglas

$8200 4.7 acres. 945 feet on North Douglas Street

by 220 feet deep, high ground, subdivision possibilities, approach from Glanford Ave.

$11,300 Very attractive five-room stucco home,

fully modern, with extra basement room, oil heat, double garage, choice city location. Clear title or terms may be arranged. Good value and good looking. Drive by 3120 Quadra in the city and call P. Marconi, EV-2-8111; eves. EV 4-6625.

CANADA TRUST

Near Hobbs School
6-roomed stucco bungalow, 3 yrs old. Thru hall, oak floors, living room 16x20, fireplace; dinette 10x12, cabinet kitchen, bedrooms 12x13, 11x12, 10x12. 4-piece bathroom, green fixtures. Full high basement. Insulated. Hale Oil-O-Matic heating. NHA loan $9,000 at 5½%. Possession Feb. 1.
Only $14,700
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

150 HOUSES FOR SALE

BOORMAN'S

NEW NHA SUBDIVISION CAMROSE CRESCENT OFF MAPLEWOOD
21 LOTS
Sewer and Blacktop Rds
Some Treed Lots
Within 2½-Mile Circle
TWO AND THREE BEDROOM HOMES FROM $1400 DOWN, INC. LOT AND LEGAL FEES
FOR FURTHER DETAILS PLEASE CONTACT
ALLAN MUTCH, EVES., EV 2-0413

TODAY'S BEST BUY

Situated in a high, treed location, this EXCELLENT, eight-year-old bungalow with LARGE LIVING ROOM, four-piece bathroom, two LARGE bedrooms, electric cabinet kitchen, bar and suspended cabinets dividing dining area. UTILITY ROOM ON MAIN FLOOR. ¾-basement and OIL HEAT and drive-in garage. Taxes $162 net.
TERMS ARRANGED
Price only ... $10,950
Stan Cornish, EV 3-5878

OAK BAY
A moderate down payment will buy this 5-room home plus den (all rooms on one floor), located on lovely street of attractive older-type homes in popular section of Oak Bay. Basement, auto oil heat. Garage. Nice level lot. Taxes only $123. Very good value at full price of ... $10,950
C. Kelly, EV 3-7124; res. EV 3-4864.
F. Long, EV 3-7124; res. EV 2-2516.

3 BEDROOMS NEW NHA $1977 DOWN

Completion by Feb. 1. Through hall plan, full basement, oil packaged heating. The construction of this home is excellent, many extra features. Time to choose your own fixtures and colors. Full price only ... $13,350
R. P. Harris, res., GR 7-2998

BOORMAN INVESTMENT CO. LTD.

611 FORT ST. EV 3-7124

SAANICH $13,250
Attractive stucco bungalow on 5-mile circle, set on high ground, secluded 2/3 acre lot with trees and landscaping. This lovely home about 8 years old comprises about 1,200 sq. ft. With large living room and fireplace, smart cabinet electric kitchen, dining room, 2 fair-size bedrooms, 4-pce. bathroom, utility rm., halls, etc. Oak and tile floors. Full cement bsmt., Oil-O-Matic heat, very well insulated; also a good big adjoining garage. Half block to bus.
Full Price ... $13,250
$4,000 down, balance $85 month.
J. LINDAL H. HOOPER
EV 4-9879 or EV 2-4251 EV 5-9080

3 RMS—1 ACRE

On 4-mile circle. 3-rm. stucco bungalow. Has large living rm., hall space, cab. kitchen and nook, 1 bedrm., 3-pce. bathroom. Garage Oil range and heater incld. Ideal for retired couple. Lovely view and country seclusion.
Full Price ... $5600
Down Payment $2,000 and $50 mo.
J. LINDAL H. HOOPER
EV 4-9879 or EV 2-4251 EV 5-9080
RITHET CONSOLIDATED LTD.

FAIRFIELD REALTY

335 COOK STREET

SPACIOUS HOME and LOT

5 rooms just on outskirts of city, dandy cream stucco bung. Full basement, drive-in garage, large living room, 21x18, with fireplace, dining room 13x12, two large spacious bedrooms, nice kitchen wired for range. This home is in spotless condition.
Asking only ... $10,700
Easy terms with 6% interest.
Call Len LeDoux, EV 5-9765 anytime

OLDER

7 rooms, double plumbing, close in to city, could be duplexed. Apartment-zoned lot. Any reasonable offer.
Asking ... $5750

$2275 DOWN
RICHMOND - MT. TOLMIE JUST OFF SHELBOURNE
NEW 3-BEDROOM—N.H.A.-BUILT HOME OFFERS YOU:
—Living rm with fireplace
—Dining rm
—Kitchen with dining area and ventilator fan
—4-pce. Pembroke bathrm
—Full basement
—Oil heat
—Drive-in garage
NOW NEARING COMPLETION AND COULD BE READY IN 2 WEEKS.
FULL PRICE
$13,750
For appointment to view or further information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128; Res. EV 3-5685.

OAK BAY — NO STEPS

Luxurious one-floor bungalow featuring superior quality and design, and generous size (1,700 sq ft), situated in central Oak Bay near Windsor Park and the sea, this 3-year-old, basementless, immaculate home would delight even the most critical architect. Contains living room 15x24, dining room, kitchen with nook, reception hall about 9x16, 3 bedrooms, lovely bathroom and utility room. Owner moved to Vancouver and must be sold. Offers invited. S. Hargrave, Realtor, EV 4-9827 anytime.

BASEMENT SUITE — BEAUTIFUL Gorge offers modern one-year-new 3-bdrm oil-heated basement bungalow and $75 monthly income from lovely bsmt suite. $3,200 cash—Price $16,250. Call George Thorneloe, EV 2-7276; res. GR 7-2771. Town & Country Homes Ltd., 1923 Quadra St.

$2,500 DOWN—DUPLEX
Close to sea and park, 4-room suite, fully-furnished, and a 3-room suite with den and electric kitchen. Automatic oil heat and a choice location. Call Edward C. Clark, EV 2-9149, or eves. EV 2-8536. Victoria Realty Ltd., 1115 Douglas.

150 HOUSES FOR SALE

HICKS REALTY LTD.

1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

PORTAGE INLET
A lovely view of the water. This 4-yr.-old home is owner-built with many desirable and expensive fittings, in a high secluded location. Just a few minutes from town, 3 bedrooms, HW firs., O-O-M heat, 3-car garage, PC basement. Full price with terms ... $14,500
Mr. Davies, EV 2-5104 anytime.

SIDE-BY-SIDE DUPLEX
Two 4-roomed apts, about 10 yrs. old, this property has deteriorated thru lack of care. If renovated could be worth $16,000. Must be sold. A good investment to any handy man. Make an offer.
P. G. Jackson, EV 2-5104 anytime.

REVENUE
One of the best duplexes in the city. Older type house, well built and in first-class condition. High location, cement basement with 2 rooms and extra plumbing roughed in.